

Development Servicing Requirements

Development File: SVS02733
Civic Address: 2670 MACDONALD DR E
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Date: Oct 21, 2024

Drain

1. A suitably designed storm drain must be installed to service the proposed subdivision and the tributary area from the existing manhole fronting 2658 MacDonald Drive. Service connections complete inspection chambers are required to both lots.
2. Stormwater management must be provided for both lots in accordance with the requirements of Schedule H "Engineering Specifications" of Subdivision Bylaw. This subdivision is within Type II watershed area which requires stormwater storage, oil/grit separator or grass swale, and sediment basin. For further details, refer to section 3.5.16 "Stormwater management and Erosion Control" of Schedule H "Engineering Specifications" to the Subdivision Bylaw.

General

1. Excavation activities must be carried out in accordance with Stage 14 Amendments to the Contaminated Sites Regulation (CSR) under the Environmental Management Act. As the District of Saanich is subject to the CSR, any testing and disposal fees incurred from works installed by District of Saanich Forces will be at the expense of the developer.

Road

1. Property dedication is required along the entire frontage of the subdivision on MacDonald Drive East towards 15.0 m wide road allowance. The jog in the property line is to be rounded off with an appropriate radius. (shown on proposed subdivision plan, received by Planning Dept, on Sept. 26, 2024)
2. The existing pavement, fronting this subdivision, must be widened to minimum 6.0 m. Where the additional pavement is provided will need to be carefully determined due to the proximity of many bylaw protected trees. Asphalt water control is to be provided complete with a catch basin to drain road runoff.

Sewer

1. The existing connections for both lots are to be extended to the new property line and provided with inspection chambers.

Water

1. The existing water services are to be retained by both lots.